



## KAMUYU AYDINLATMA PLATFORMU

# PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2025 - 1. 3 Monthly Notification

### General Information About Financial Statements

Peker GYO 2025\_Q1 Standalone Financial Report



**MERKEZİ KAYIT  
İSTANBUL**  
Türkiye Sermaye Piyasası - Merkezi  
Saklama ve Vadi Depolama Kuruluşu

## Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2025	Previous Period 31.12.2024
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	33.009.109	11.046.126
Financial Investments	11	0	3.592.236
Trade Receivables		389.365.202	516.219.573
Trade Receivables Due From Related Parties	6-18	183.745.985	181.970.889
Trade Receivables Due From Unrelated Parties	6	205.619.217	334.248.684
Other Receivables		169.400	96.104
Other Receivables Due From Unrelated Parties	7	169.400	96.104
Inventories	8	400.548.369	427.695.183
Prepayments		787.096.467	694.831.251
Prepayments to Related Parties	9-18	470.097.422	450.006.041
Prepayments to Unrelated Parties	9	316.999.045	244.825.210
Current Tax Assets		184.444	229.317
Other current assets	10	1.671.474	18.710.720
<b>SUB-TOTAL</b>		<b>1.612.044.465</b>	<b>1.672.420.510</b>
<b>Total current assets</b>		<b>1.612.044.465</b>	<b>1.672.420.510</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	11	4.054.219.906	4.054.219.906
Trade Receivables		0	
Other Receivables		2.534.038.264	2.058.746.291
Other Receivables Due From Related Parties	7-18	2.534.037.735	2.058.745.708
Other Receivables Due From Unrelated Parties	7	529	583
Investment property	12	178.188.000	178.055.063
Property, plant and equipment	13	38.621.681	57.418.660
<b>Total non-current assets</b>		<b>6.805.067.851</b>	<b>6.348.439.920</b>
<b>Total assets</b>		<b>8.417.112.316</b>	<b>8.020.860.430</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	1.297.450.593	737.262.460
Current Portion of Non-current Borrowings	5	68.999.810	95.014.202
Other Financial Liabilities		20.603.871	30.370.051
Other Miscellaneous Financial Liabilities	5	20.603.871	30.370.051
Trade Payables		26.059.474	26.577.530
Trade Payables to Related Parties	6-18	4.436.269	4.031.221
Trade Payables to Unrelated Parties	6	21.623.205	22.546.309
Employee Benefit Obligations		2.077.497	1.628.636
Other Payables		179.401.380	251.372.396
Other Payables to Related Parties	7-18	178.115.651	250.160.099
Other Payables to Unrelated Parties	7	1.285.729	1.212.297
Contract Liabilities	9	445.232.902	290.944.235
Other Current Liabilities	10	1.385.924	7.208.566
<b>SUB-TOTAL</b>		<b>2.041.211.451</b>	<b>1.440.378.076</b>
<b>Total current liabilities</b>		<b>2.041.211.451</b>	<b>1.440.378.076</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	5	24.406.961	24.075.958
Employee Benefit Obligations		414.440	986.030
Other Payables		813.955.997	1.020.573.028
Other Payables to Related Parties		813.955.997	1.020.573.028
Deferred Tax Liabilities		33.652.770	3.667.971
<b>Total non-current liabilities</b>		<b>872.430.168</b>	<b>1.049.302.987</b>
<b>Total liabilities</b>		<b>2.913.641.619</b>	<b>2.489.681.063</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		5.503.470.697	5.531.179.367
Issued capital	15	2.500.000.000	2.500.000.000
Inflation Adjustments on Capital	15	1.950.338.052	1.950.338.052
Share Premium (Discount)		25.029	25.029
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		14.587	-877.486

Gains (Losses) on Revaluation and Remeasurement		14.587	-877.486
Gains (Losses) on Remeasurements of Defined Benefit Plans		14.587	-877.486
Restricted Reserves Appropriated From Profits	15	294.301.294	294.301.294
Prior Years' Profits or Losses		787.392.478	1.401.341.741
Current Period Net Profit Or Loss		-28.600.743	-613.949.263
<b>Total equity</b>		<b>5.503.470.697</b>	<b>5.531.179.367</b>
<b>Total Liabilities and Equity</b>		<b>8.417.112.316</b>	<b>8.020.860.430</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	19	76.447.423	953.729
Cost of sales	19	-27.285.957	-32.820
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>49.161.466</b>	<b>920.909</b>
GROSS PROFIT (LOSS)		49.161.466	920.909
General Administrative Expenses	20	-23.698.383	-22.214.858
Other Income from Operating Activities	21	250.193.919	204.890.360
Other Expenses from Operating Activities	21	-87.713.463	-81.339.107
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>187.943.539</b>	<b>102.257.304</b>
Investment Activity Income	22	1.096.924	4.611.118
Investment Activity Expenses	22	0	-42.316.086
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>189.040.463</b>	<b>64.552.336</b>
Finance income	23	1.518.016	1.260.530
Finance costs	23	-183.943.545	-66.653.986
Gains (losses) on net monetary position		-4.614.367	-225.482.864
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>2.000.567</b>	<b>-226.323.984</b>
Tax (Expense) Income, Continuing Operations		-30.601.310	0
Deferred Tax (Expense) Income	17	-30.601.310	
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>-28.600.743</b>	<b>-226.323.984</b>
<b>PROFIT (LOSS)</b>		<b>-28.600.743</b>	<b>-226.323.984</b>
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		-28.600.743	-226.323.984
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		892.073	-151.037
Gains (Losses) on Remeasurements of Defined Benefit Plans		986.794	-151.037
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-94.721	
Taxes Relating to Remeasurements of Defined Benefit Plans		-94.721	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>892.073</b>	<b>-151.037</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-27.708.670</b>	<b>-226.475.021</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		-27.708.670	-226.475.021

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-642.970.061</b>	<b>-107.502.849</b>
Profit (Loss)		-28.600.743	-226.323.984
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-648.266.252</b>	<b>173.431.090</b>
Adjustments for depreciation and amortisation expense		4.435.865	4.937.276
Adjustments for provisions		-127.949	105.721
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-127.949	105.721
Adjustments for Interest (Income) Expenses		179.337.897	64.600.084
Adjustments for Interest Income		-1.551.708	-1.260.530
Adjustments for interest expense		180.889.605	65.860.614
Adjustments for unrealised foreign exchange losses (gains)		-179.999.153	-119.988.140
Adjustments for fair value losses (gains)		-132.936	0
Adjustments for Fair Value Losses (Gains) of Investment Property		-132.936	0
Adjustments for Tax (Income) Expenses		30.601.310	0
Adjustments for losses (gains) on disposal of non-current assets		-19.668.484	12.659.611
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		-19.668.484	12.659.611
Other adjustments for which cash effects are investing or financing cash flow		926.613	-4.507.476
Adjustments Related to Gain and Losses on Net Monetary Position		-663.639.415	215.624.014
<b>Changes in Working Capital</b>		<b>33.896.934</b>	<b>-54.600.954</b>
Adjustments for decrease (increase) in trade accounts receivable		311.758.209	16.645.279
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-466.266.684	-95.705.060
Adjustments for decrease (increase) in inventories		27.146.813	0
Decrease (Increase) in Prepaid Expenses		-20.091.381	-2.114.057
Adjustments for increase (decrease) in trade accounts payable		1.607.160	-727.716
Increase (Decrease) in Employee Benefit Liabilities		448.861	593.117
Adjustments for increase (decrease) in other operating payables		164.905.789	37.114.799
Other Adjustments for Other Increase (Decrease) in Working Capital		14.388.167	-10.407.316
Decrease (Increase) in Other Assets Related with Operations		17.084.119	3.731.945
Increase (Decrease) in Other Payables Related with Operations		-2.695.952	-14.139.261
<b>Cash Flows from (used in) Operations</b>		<b>-642.970.061</b>	<b>-107.493.848</b>
Payments Related with Provisions for Employee Benefits			-9.001
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>119.408.421</b>	<b>-51.078.415</b>
Proceeds from sales of property, plant, equipment and intangible assets		34.029.598	0
Proceeds from sales of property, plant and equipment		34.029.598	0
Purchase of Property, Plant, Equipment and Intangible Assets		0	-8.393.949
Purchase of property, plant and equipment		0	-8.393.949
Cash Inflows from Sale of Investment Property		154.288.667	0
Cash Outflows from Acquisition of Investment Property		-72.173.835	0
Proceeds from sales of other long-term assets		3.263.991	90.929.428
Purchase of other long-term assets		0	-133.613.894
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>541.983.936</b>	<b>182.011.735</b>
Payments to Acquire Entity's Shares or Other Equity Instruments			-99.613.459
Proceeds from borrowings		1.062.315.425	448.941.019
Repayments of borrowings		-481.536.860	-133.278.729
Interest paid		-40.312.645	-35.297.626
Interest Received		1.518.016	1.260.530
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>18.422.296</b>	<b>23.430.471</b>
Net increase (decrease) in cash and cash equivalents		18.422.296	23.430.471

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		11.046.126	3.357.619
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		3.540.687	-2.192.718
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		33.009.109	24.595.372



# Statement of changes in equity [abstract]

Presentation Currency TL  
Nature of Financial Statements Unconsolidated

Footnote Reference	Equity																												Non-controlling interests (member)																
	Equity attributable to owners of parent (member)																																												
	Issued Capital	Inflation Adjustments on Capital	Balancing Account for Merger Capital	Additional Capital Contribution of Shareholders	Capital Advance	Treasury Shares	Capital Adjustments due to Cross-Ownership	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	Put Option Revaluation Fund Related with Non-controlling Interests	Share Based Payments	Other Accumulated Comprehensive Income That Will Not Be Reclassified in Profit Or Loss										Other Accumulated Comprehensive Income That Will Be Reclassified in Profit Or Loss										Retained Earnings													
												Accumulated Gains (Losses) from Investments in Equity Instruments	Increase (Decrease) on Revaluation of Property, Plant and Equipment	Increase (Decrease) on Revaluation of Intangible Assets	Increase (Decrease) on Revaluation of Right-of-use Assets	Gains (Losses) on Remeasurements of Defined Benefit Plans	Other Revaluation Increases (Decreases)	Gains (Losses) Due to Change in Fair Value of Financial Liability Attributable to Change in Credit Risk of Liability	Gains (Losses) on Hedging Instruments that Hedge Investments in Equity Instruments	Share Of Other Comprehensive Income Of Associates And Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss	Exchange Differences on Translation	Other Reserves Of Other Gains (Losses)	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Cash Flow Hedges	Gains or Losses on Hedges of Net Investment in Foreign Operations	Other Gains or Losses on Hedge	Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets		Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income	Reserve of Other Remeasuring or Reclassification Adjustments	Change in Value of Time Value of Options	Change in Value of Forward Elements of Forward Contracts	Change in Value of Foreign Currency Basis Spreads	Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss	Other Gains (Losses)	Restricted Reserves Appropriated From Profits (member)	Other equity interest (member)	Other reserves (member)	Advance Dividend Payments (Net)	Prior Years' Profits or Losses	Net Profit or Loss			
<b>Statement of changes in equity [abstract]</b>																																													
<b>Statement of changes in equity [line items]</b>																																													
<b>Equity at beginning of period</b>	737.196.046	2.374.281.208						19.948																										145.945.726	1.076.245.639	614.332.039	4.947.347.420	4.947.347.420							
Adjustments Related to Accounting Policy Changes																																				0	0								
Adjustments Related to Required Changes in Accounting Policies																																				0	0								
Adjustments Related to Voluntary Changes in Accounting Policies																																				0	0								
Adjustments Related to Errors																																				0	0								
Other Restatements																																				0	0								
Restated Balances																																				0	0								
Transfers																																				614.332.039	614.332.039	0	0						
Total Comprehensive Income (Loss)																																				0	0								
Profit (loss)																																				180.370.406	-180.370.406	-180.370.406							
Other Comprehensive Income (Loss)																																					-120.370	-120.370							
Issue of equity																																					0	0							
Capital Decrease																																					0	0							
Capital Advance																																					0	0							
Effect of Merger or Liquidation or Division																																					0	0							
Effects of Business Combinations Under Common Control																																					0	0							
Advance Dividend Payments																																					0	0							
Dividends Paid																																					0	0							
Decrease through Other Distributions to Owners																																					0	0							
Increase (Decrease) through Treasury Share Transactions																																					79.387.610	-79.387.610	-79.387.610						
Increase (Decrease) through Share-Based Payment Transactions																																					0	0							
Acquisition or Disposal of a Subsidiary																																					0	0							
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity																																					0	0							
Transactions with noncontrolling shareholders																																					0	0							
Increase through Other Contributions by Owners																																					0	0							
Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																																					0	0							
Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																																					0	0							
Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																																					0	0							
Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																																					0	0							
Increase (decrease) through other changes, equity																																					0	0							
<b>Equity at end of period</b>	737.196.046	2.374.281.208	0	0	0	79.387.610	0	19.948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	225.333.336	0	0	0	1.611.190.068	180.370.406	0	4.687.469.034	0	4.687.469.034
<b>Statement of changes in equity [abstract]</b>																																													
<b>Statement of changes in equity [line items]</b>																																													
<b>Equity at beginning of period</b>	2.500.000.000	1.950.338.051						25.030																												294.301.294	1.401.341.741	613.949.263	5.531.179.367	5.531.179.367					
Adjustments Related to Accounting Policy Changes																																						0	0						
Adjustments Related to Required Changes in Accounting Policies																																						0	0						
Adjustments Related to Voluntary Changes in Accounting Policies																																						0	0						
Adjustments Related to Errors																																					0	0							
Other Restatements																																					0	0							
Restated Balances																																					0	0							
Transfers																																						-613.949.263	613.949.263	0	0				
Total Comprehensive Income (Loss)																																						0	0						
Profit (loss)																																						-28.600.743	-28.600.743	-28.600.743					
Other Comprehensive Income (Loss)																																							892.073	892.073	892.073				
Issue of equity																																						0	0						
Capital Decrease																																					0	0							
Capital Advance																																					0	0							
Effect of Merger or Liquidation or Division																																					0	0							
Effects of Business Combinations Under Common Control																																					0	0							

Previous Period  
01.01.2024 - 31.03.2024

